

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
September 13, 2016**

Members Present:

Robert Anderson, Chairman
Ben Greener, Commission Member
Arnold Eberhard, Commission Member (left at 5:47 p.m.)
Val Bennett, Commission Member
Troy Forrest, Commission Member - excused
Micah Capener, Commission Member (arrived at 5:34 p.m.)
Tom Stokes, Commission Member
Bret Rohde, City Councilmember (arrived at 5:48 p.m.)
Steve Bench, Zoning Administrator
Cynthia Nelson, Deputy Recorder

Chairman Robert Anderson called the Planning Commission Meeting to order at 5:32 p.m. The meeting was held September 13, 2016 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Robert Anderson, Commission Member Ben Greener, Commission Member Arnold Eberhard, Commission Member Val Bennett, Commission Member Micah Capener, Commission Member Tom Stokes, City Councilmember Bret Rohde, Zoning Administrator Steve Bench, and Deputy Recorder Cynthia Nelson were in attendance.

1. Approval of agenda:

Motion by Commission Member Bennett to approve the September 13, 2016 agenda. Motion seconded by Commission Member Stokes. Vote: Chairman Anderson – aye, Commission Member Greener, Commission Member Eberhard – aye, Commission Member Bennett – aye, and Commission Member Stokes – aye. Motion approved.

2. Approval of minutes: August 9, 2016

Motion by Commission Member Capener to approve the August 9, 2016 minutes. Motion seconded by Commission Member Eberhard. Vote: Chairman Anderson – aye, Commission Member Greener, Commission Member Eberhard – aye, Commission Member Bennett – aye, Commission Member Capener - aye, and Commission Member Stokes – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of approving a Preliminary Plat for Arbor View Subdivision – Micah Capener

Zoning Administrator Bench noted that Arbor View is located by 1200 South between the railroad and the canal. It was recently annexed and is zoned R120

with minimum 20,000 square foot lots. Mr. Capener said the vision is to create lots that have animal rights and are bigger if people want more space. The lots are zoned for large animals. The City has property on the east of the subdivision for a trail corridor. The total subdivision will include around forty homes and will be a six inch pressurized irrigation lines for secondary water from the canal. Mr. Capener stated the lines will not be installed if the City does not want to take them over as they do not want to have an HOA (Home Owners Association).

The plan according to Zoning Administrator Bench is to require future subdivisions to install pipes for secondary water so they are ready when the City expands secondary water. It was noted that Arbor View will be required to install a fence along the railroad and the canal.

Motion by Commission Member Bennett to recommend this back to the Land Use Authority Board. Motion seconded by Commission Member Stokes. Vote: Chairman Anderson – aye, Commission Member Greener, Commission Member Bennett – aye, Commission Member Capener – abstain, and Commission Member Stokes – aye. Motion approved.

Zoning Administrator Bench told Mr. Capener they need to provide construction drawings before they this item is put on the Land Use Authority Board Agenda.

- b. Discussion and consideration of approving a Preliminary Plat for Spring Acres Subdivision Phase 5 – Marc Allred

This is for a three lot extension on Valley View Drive in Spring Acres Phase 5. The zoning is R112 with a minimum of 12,000 square foot lots. Commission Member Capener noted that Mr. Allred needs to update the plat as it shows Nicholas Hill owning lots 54, 62, 63, and 64 and he only owns 54.

Motion by Commission Member Bennett to send it to the Land Use Authority Board. Motion seconded by Commission Member Greener. Vote: Chairman Anderson – aye, Commission Member Greener, Commission Member Bennett – aye, Commission Member Capener – aye, and Commission Member Stokes – aye. Motion approved.

Rhonda Gephardt and Waylene Pierson addressed the Commission about concerns with weeds, etc. in the City. Ms. Gephardt would like the City to address these concerns. Code Enforcement Officer Horspool stated the City rewrote the abatement and assessment process last year. It use to be a \$25 ticket then wait thirty days, write another \$25 ticket and wait thirty days, then it could be cited through the court. The City now does a fourteen day synopsis of contact which can be repeated then a citation is issued and the City looks at cleaning it up and passing on costs to the home owner. There is liability associated with cleaning up yards and the City must be cautious of rights of privacy. If it is a fire hazard, the City can go in and clean it up.

Sometimes the information on file at the County is out of date because the owners have not updated the records. Code Enforcement Officer Horspool does his due diligence before sending out notices to home owners that may not live in the home and before cleaning up yards. The City fines increase with each violation but a lot of people will pay the fine and not clean up the weeds.

Ms. Gephardt said the process needs to be expedited because the time line from the start of a problem can stretch clear into winter and nothing is done about the weeds. Can the city water bill enlarge the font or change the color so the part stating weeds need to be taken care of really stands out? It is hard for neighbors to call and report on their neighbors because they have to live next door to them. Can the Commission Members see a need and report it because most citizens will not call to complain?

If a subdivision has restricted covenants, they can go that route. The original developer is the one that can enforce any CCR&R's. Ms. Gephardt asked about making a neighborhood council. There is a new church program called "Just Serve". Can it be utilized to help set up service activities around the community. Ms. Gephardt thanked the Commission and encouraged the Members and City Council to mention areas of concern when they see them. We need to do what we can to beautify the City so it will have more economic growth. Ms. Pierson stated a concern about neighbors leaving out garbage cans every day, they do not put them away each week.

4. Adjournment

Motion by Commission Member Stokes to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:23 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Planning Commission held on the above referenced date. Minutes were prepared by Deputy Recorder Cynthia Nelson.

Dated this ____ day of _____, 2016.

Linsey Nessen, CITY RECORDER

*Utah Code 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.